135.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,900 /	757,900
					USE VALUE:	757,900 /	757,900
					ASSESSED:	757,900 /	757,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE MARC JEREMY
Owner 2:	
Owner 3:	
Street 1:	5 MORTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEUTLER BENJAMIN J -
Owner 2:	BEUTLER ELISABETH D -
Street 1:	5 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,767 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1973, having primarily Aluminum Exterior and 1924 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6767.000	259,100	400	498,400	757,900
Total Card	0.155	259,100	400	498,400	757,900
Total Parcel	0.155	259,100	400	498,400	757,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.87 | /Parcel: 393.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 86668
GIS Ref:
GIS Ref:
Insp Date: 09/30/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,100	400	6,767.	498,400	757,900	757,900	Year End Roll	12/18/2019
2019	101	FV	245,600	400	6,767.	467,300	713,300	713,300	Year End Roll	1/3/2019
2018	101	FV	258,900	400	6,767.	386,300	645,600	645,600	Year End Roll	12/20/2017
2017	101	FV	257,900	400	6,767.	355,100	613,400	613,400	Year End Roll	1/3/2017
2016	101	FV	257,900	400	6,767.	324,000	582,300	582,300	Year End	1/4/2016
2015	101	FV	235,900	400	6,767.	317,700	554,000	554,000	Year End Roll	12/11/2014
2014	101	FV	235,900	400	6,767.	295,300	531,600	531,600	Year End Roll	12/16/2013
2013	101	FV	235,900	400	6,767.	281,000	517,300	517,300		12/13/2012

!10488!

PRINT

Date	Time
12/11/20	00:47:19

LAST REV

Date	Time
12/26/19	15:31:15
apro	
10488	

USER DEFINED

Prior Id # 1:	86668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEUTLER BENJAMI	70135-10		10/26/2017		687,600	No	No		
ANTONUCCI ANDRE	54621-107		4/30/2010		435,000	No	No		
	12522-179		9/17/1973		47,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1446		3,883					
6/28/2010	757	Redo Bat	4,900					REMODEL FBATH

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	Info At Door	HS	Hanne S
11/13/2008	Meas/Inspect	336	PATRIOT
2/14/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
10/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6767		Sq. Ft.	Site		0	80.	0.92	9									498,408						498,400	

Total AC/HA: 0.15535 | Total SF/SM: 6767 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 498,408 | Spl Credit | Total: 498,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	23.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		23.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	128.891
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340524
Depreciation:	81385
Depreciated Total:	259139

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	

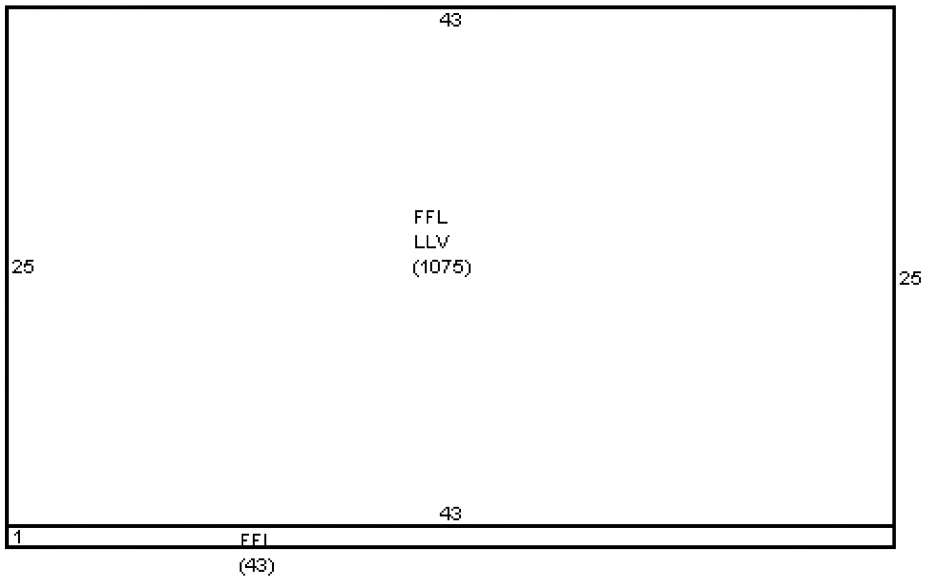
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.89
Special Features:	0	Val/Su Net:	118.15
Final Total:	259100	Val/Su SzAd	231.75

SKETCH



5

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	128.890	144,100
LLV	Lower Level	1,075	90.630	97,424

Net Sketched Area:	2,193			Total:	241,524
Size Ad	1118	Gross Are	2193	FinArea	1924

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	8X12	A	AV	1975	6.00	T	35.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400